114.0	0013	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,000 / 744,000
					USE VALUE:	744,000 / 744,000
					ASSESSED:	744,000 / 744,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KULIESIS WALTER F
Owner 2:	
Owner 3:	
Street 1:	7 GAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7406.000	294,500		449,500	744,000
Total Card	0.170	294,500		449,500	744,000
Total Parcel	0.170	294,500		449,500	744,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.10 | /Parcel: 355.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73707

GIS Ref

GIS Ref

Insp Date 09/19/18

!8927!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0013-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,500	0	7,406.	449,500	744,000		Year end	12/23/2021
2021	101	FV	284,300	0	7,406.	449,500	733,800		Year End Roll	12/10/2020
2020	101	FV	284,300	0	7,406.	449,500	733,800	733,800	Year End Roll	12/18/2019
2019	101	FV	232,400	0	7,406.	455,900	688,300	688,300	Year End Roll	1/3/2019
2018	101	FV	224,000	0	7,406.	340,400	564,400	564,400	Year End Roll	12/20/2017
2017	101	FV	224,000	0	7,406.	308,200	532,200	532,200	Year End Roll	1/3/2017
2016	101	FV	224,000	0	7,406.	295,400	519,400	519,400	Year End	1/4/2016
2015	101	FV	210,600	0	7,406.	250,500	461,100	461,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:10:22

LAST REV

Date	Time
01/09/19	14:51:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20006-386		8/1/1989		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2002	612	Redo Bat	9,000	O		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Inspected	BS	Barbara S
8/24/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	345	PATRIOT
3/27/2000	Inspected	276	PATRIOT
2/7/2000	Measured	197	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7406		Sq. Ft.	Site		0	70.	0.87	5									449,527						449,500	

Total AC/HA: 0.17002 | Total SF/SM: 7406 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 449,527 | Spl Credit | Total: 449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	73550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361771
Depreciation:	67289
Depreciated Total:	294482

COMMENTS

SCUTTLE/BSMT SINK/LEDGE IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

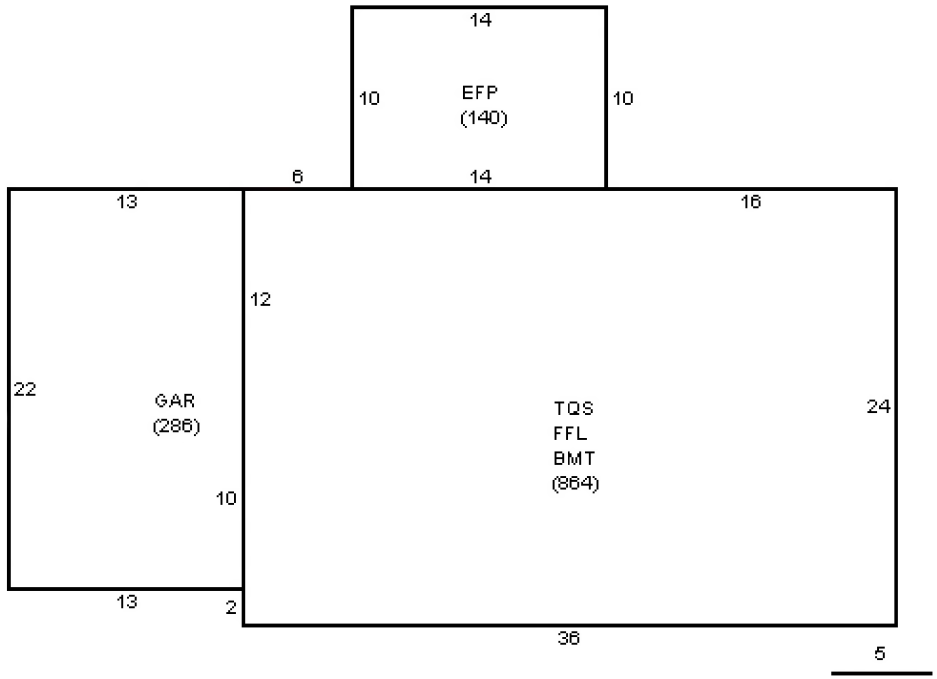
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.87
Special Features:	0	Val/Su Net:	108.43
Final Total:	294500	Val/Su SzAd	194.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	147.870	127,763
BMT	Basement	778	65.990	51,313
TQS	3/4 Story	648	147.870	95,822
GAR	Garage	286	23.740	6,789
EFP	Enclos Porch	140	46.670	6,533

Net Sketched Area:	2,716			Total:	288,220
Size Ad	1512	Gross Area	3018	FinArea	2095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0013-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	